**EXHIBIT 1**

**SAMPLE 14-DAY NOTICE OF CONDITIONAL TERMINATION OF LEASE**

**(NON-URLTA) - Conventional**

**APARTMENT NAME**

**ADDRESS**

**CITY, STATE, ZIP**

**(865) TELEPHONE**

**DATE**

***VIA HAND DELIVERY***

***and U.S. MAIL***

Tenant Name(s)

Address, Apartment Number

City, State, Zip

 ***Re: 14- Day Notice of Conditional Termination of Lease***

Dear (Tenant Name/s):

 This notice is being delivered to you pursuant to Tennessee Code Annotated § 66-7-109 and the terms of your lease. You are in breach of your lease agreement for the following reasons:

|  |  |
| --- | --- |
| \_\_\_\_\_\_ Failure to Pay rent | \_\_\_\_\_ Damage to Property Beyond Normal  Wear and Tear |

 Specifically, *on October 1, 2018 an inspection of your apartment revealed excessive damage to the apartment unit beyond normal wear and tear. You now owe $\_\_\_\_\_\_\_\_\_\_\_\_\_\_ for repairs made to the unit.*

As a result of this lease violation, your Lease will terminate on the 14th day following your receipt of this Notice unless you completely cure the foregoing breach within these fourteen (14) days and supply satisfactory proof of the cure to management. If you do not cure the breach within fourteen (14) days of the date of this Notice, you must vacate your apartment, arrange for a move-out inspection with management, and turn in your keys within the next 14 days. Otherwise, your lease will terminate on (insert date), and legal proceedings will be brought to evict you.

 You will continue to be liable for the payment of rent until you vacate the apartment and return possession to management.

 All payments of rents made after the date of this letter are accepted only with a full reservation of the landlord’s rights to proceed hereunder.

 Sincerely,

 , Manager

 ***XYZ Apartments***